



उल्हासनगर महानगरपालिका

कर भरल्याची पावती

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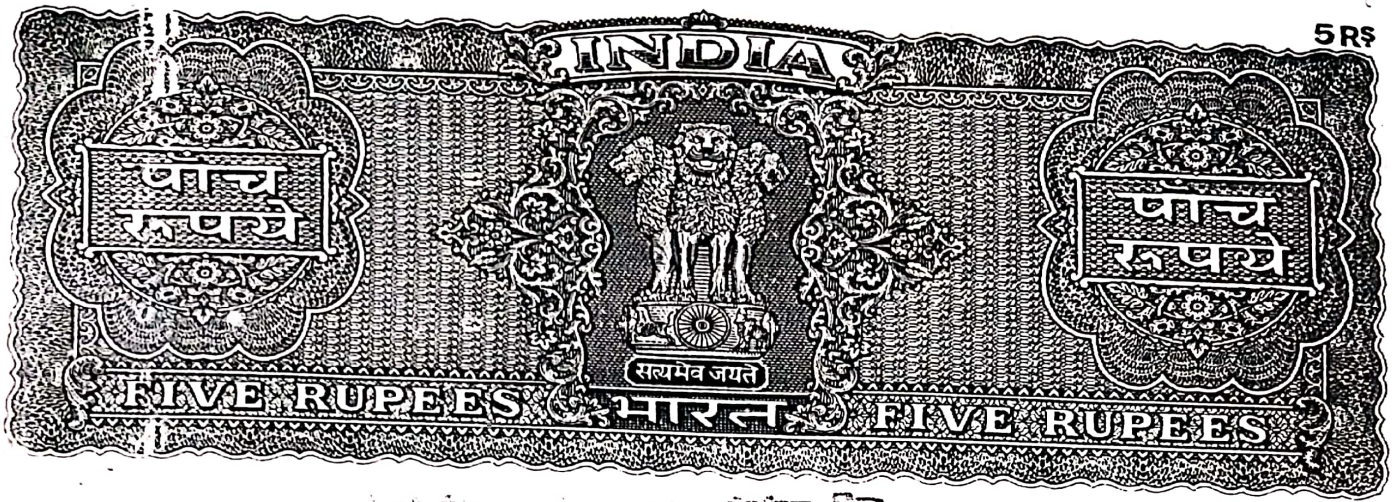
मालमत्ता क्र.	पावती क्र.	पावती दिनांक
12BI015391200	39187	10-02-2023
घर मालकाचे नाव	(Occupier : NARESH MOTIRAM MODI)	
मालमत्तेचा पत्ता	KALAKUNJ APTS. B 422 ROOM NO.922 GROUND FLOOR SHOP NO. 2 ULHASNAGAR 1	

अनु क्र.	कराचे प्रकार	देय रक्कम	भरलेली रक्कम
(१)	सर्व साधारण कर	261	261.00
(२)	महानगरपालिका शिक्षण कर	47	47
(३)	मलप्रवाह कर	65	65
(४)	पथ कर	75	75
(५)	वृक्ष कर	5	5
(६)	पाणीपुरवठा लाभ कर	47	47
(७)	मलप्रवाह सुविधा लाभ कर	28	28
(८)	शासकीय शिक्षण कर	75	75
(९)	शासकीय रोजगार हमी कर	19	19
(१०)	मोठ्या निवासी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	0	0
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	19	19
(१४)	उपयोगकर्ता शुल्क	1042	1042
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	0	0
(१७)	शिक्षण हमी करावरील (पेनल्टी)	0	0
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटीस फी	0	0
(२०)	Dishonour chq Penalty	0	0
(२१)	व्याज	0	0
(२२)	एकूण	1683	1683

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम
1683	0	0	1683

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13 NOV 1992

AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS MADE AND ENTERED INTO
AT ULHASNAGAR, DIST. THANE, (M.S.), ON THIS 15TH DAY
OF DECEMBER, 1992, BETWEEN :-

SMT. KOMAL ANIL CHELLANI,
Hindu, Adult, aged about 23 years,
Occupation-Household, residing at
101, Aradhana Apartment,
Goal Maidan, Ulhasnagar-1,
Dist. Thane, (M.S.),
hereinafter called the
(which term and expression shall
mean and include all her heirs,
executors, successors, administrators
and assigns) OF THE ONE PART.

"VENDOR"

A N D

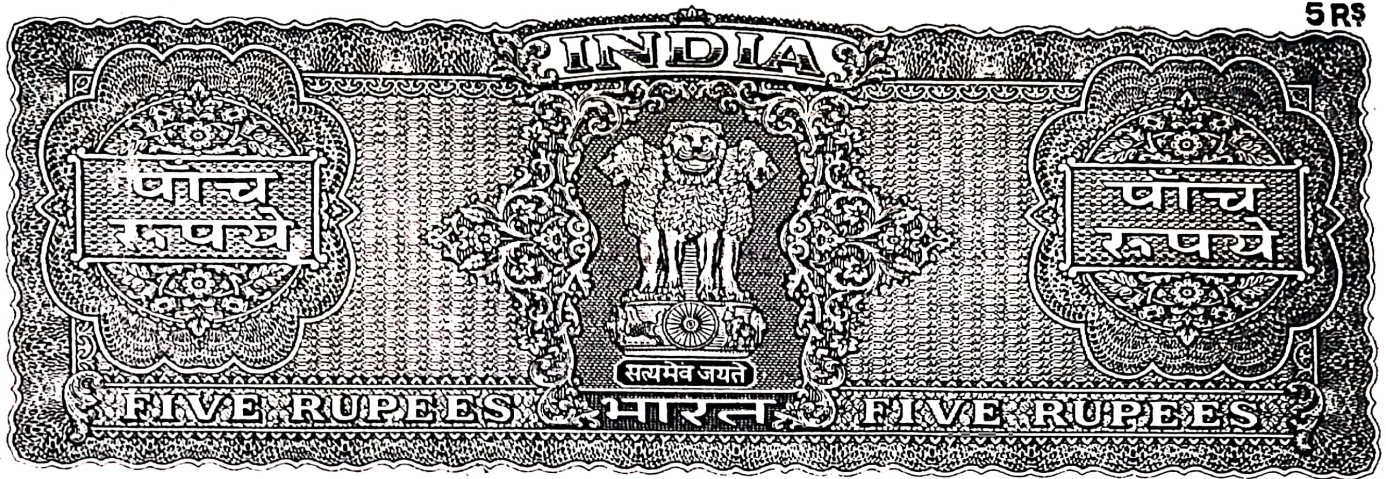
SHRI NARESH MOTIRAM MODI,
Hindu, Adult, aged about 28 years
Occupation Business, residing at
401, Seven Star Apartments,
Goal Maidan, Ulhasnagar-1,
Dist. Thane, (M.S.),
hereinafter called the
(which term and expression shall
mean and include all his heirs,
executors, administrators and
assigns) OF THE OTHER PART.

"PURCHASER"

X A Chellani

N. modli

...2/-



॥ श्रीगणेशाय नमः ॥
 ॥ श्रीगणेशाय नमः ॥

- 2 -

WHEREAS the Vendor is seized, possessed and absolute owner of all that piece and parcel of immovable property being Shop No. 2, on the Ground floor, in Kala Kunj Apartment, admeasuring area 203 Square Ft. (Built up area), constructed on the Plot of Room No. 1/2 of 21 and 1/4 of 22 and E.No.73, Sheet No.74, Barrack No. 422, situated Near Goal Maidan, Ulhasnagar-1, hereinafter called the 'Said Shop', having acquired the same from one Smt.Kiran Dinesh Bhatia vide Agreement for Sale dated 23rd October, 1991.

x Achellani

AND WHEREAS the Vendor has agreed to sell the said Shop being Shop No. 2, on the Ground floor, of Kala Kunj Apartments, situated near Goal Maidan, Ulhasnagar-1, admeasuring 203 Sq. Fts. Built Up area for the total sale consideration Rs. 50,000/- (Rupees Fifty Thousand only) which the Purchaser has agreed on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

- 1) That the Vendor doth hereby sells, grants, conveys, assigns and assures unto the Purchaser and the Purchaser doth hereby Purchases the said Shop being Shop No.2, on the Ground Floor, of Kala Kunj Apartments, situated Near Goal Maidan, Ulhasnagar-1, admeasuring 203 Sq. fts. Built up area for the total sale consideration of Rs. 50,000/- (Rupees Fifty Thousand only).
- 2) That the Purchaser has paid the said full and final sale consideration of Rs. 50,000/- (Rupees Fifty Thousand only) to the Vendor by Cheque No. 2753974, Dt. 15-12-92 drawn on Bank of Maharashtra, Furniture Bazar, Ulhasnagar-3 Branch, the receipt whereof the Vendor doth hereby admits and acknowledges before the witnesses.
- 3) That the Vendor doth hereby agrees to clear all Govt. dues, Muncipal taxes, Electric bill and maintenance charges etc. upto the date of this Agreement and hereafter all the charges and taxes will be borne by the Purchaser.
- 4) That the Vendor has handed over vacant and peacefull possession of the said shop to the Purchaser and also handed over the relevant papers of the said Shop to the Purchaser. The Vendor doth hereby assures to sign all other documents, statements, Undertaking, etc. for change of name in favour of the Purchaser, in the records of the Builders/Society and the authorities concerned.

- 5) That the Vendor hereby assures the Purchaser that the said Shop is free from all encumbrances i.e. it is neither sold, mortgaged, gifted, exchanged, etc. to any other person; however if any person claims his right, share, interest in the said Shop property, then all such claims will be removed by the Vendor and her heirs, representatives, administrators and the Purchaser will be free from all such risks and responsibilities.
- 6) That the Vendor further assures that she will execute the Sale Deed before Sub-Registrar at Ulhasnagar as and when called upon by the Purchaser and will not demand any other amount for it. The expenses of the Registration etc. will be borne by the Purchaser only.
- 7) That the Purchaser shall be at liberty to get the Sale Deed Registered in any name he likes and the Vendor will not raise any sort of objection to it.
- 8) That if any party expires before completion/execution of Sale Deed their heirs shall be liable to complete this deed on the terms and conditions aforesaid.
- 9) That there is separate electric connection and meter in the above said Shop property under sale.
- 10) That the original of this agreement shall remain with the Purchaser and copy thereof shall remain with the Vendor.

'SCHEDULE OF THE PROPERTY'

All that piece and Parcel of Shop premises being Shop No. 2, on the Ground Floor, admeasuring 203 Sq. Fts. Built up area in the building known as KALA KUNJ Apartments, constructed on the Plot of Room No. 1/2 of 21 and 1/4 of 22 and E.No. 73, Sheet No. 74, Barrack No. 422, situated Near Goal Maidan, Ulhasnagar-1, Dist. Thane, (M.S), Taluka

X A. Chellani

N. modi

..5/-

and Registration, Sub-District Ulhasnagar, District and
Registration District Thane, (M.S.), and bounded as under:

EAST : Main Entrance + Road + Goal Maidan.
WEST : Shop No. 1.
NORTH : Shop No. 3,
SOUTH : Another entrance of said Shop No.2 + Passage

IN WITNESS WHEREOF the Parties hereto have set and
subscribed their respective hands on the day, month and
year first hereinabove written.

WITNESSES :-

1) Deepa. m. modi

2) Prakash. D. Sugandh

X A. Chellani
(SMT. KOMAL ANIL CHELLANI)
V E N D O R.

N. modi
(SHRI NARESH MOTIRAM MODI)
P U R C H A S E R.

R E C E I P T

RECEIVED RS. 50,000/- (Rupees Fifty Thousand Only)
By Cheque No. 2753974, Dt. 15-12-1992 drawn on Bank of
Maharashtra, Furniture Bazar, Ulhasnagar-3, as full and
final amount of consideration towards the sale of above
said shop from the above named Purchaser.

I SAY RECEIVED RS. 50,000/-

X A. Chellani
(SMT. KOMAL ANIL CHELLANI)
V E N D O R.

WITNESSES :-

1) Deepa. m. modi

2) Prakash. D. Sugandh